

**Hoboken NJ
Planning Board
Regular Meeting
Minutes - Thursday, June 7, 2018**

Meeting Called to Order

Open Public Meeting Statement

Roll Call

Attendee Name	Title	Status	Arrived
Mike DeFusco	Commissioner	Absent	
Brandy Forbes	Commissioner	Present	
Gary Holtzman	Commissioner	Present	
Kelly OConnor	Commissioner	Absent	
Ryan Peene	Vice Chairman	Present	
Rami Pinchevsky	Commissioner	Present	
Atif Qadir	Commissioner	Absent	
Caleb Stratton	Commissioner	Present	
Frank Magaletta	Chairman	Present	
Tom Jacobson	1st Alternate	Present	
Lea Cloud	2nd Alternate	Present	

Administrative Review

I. Ordinance B-39 ReviewAdopted

**AN ORDINANCE AMENDING THE NORTHWEST REDEVELOPMENT PLAN AND APPENDIX A OF
CHAPTER 196 OF THE CODE OF THE CITY OF HOBOKEN**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gary Holtzman, Commissioner
SECONDER:	Ryan Peene, Vice Chairman
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

II. Master Plan Reexamination/Land Use Element Supplemental Budget RequestAdopted

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Gary Holtzman, Commissioner
SECONDER:	Ryan Peene, Vice Chairman
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

Resolutions:

18-2

Resolution of Approval 217 Willow Ave, HOP-18-1Memorialized

RESULT:	MEMORIALIZED [UNANIMOUS]
MOVER:	Gary Holtzman, Commissioner
SECONDER:	Ryan Peene, Vice Chairman
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

18-1

Resolution of Approval 300 Clinton Street, HOP-17-20Memorialized

RESULT:	MEMORIALIZED [UNANIMOUS]
MOVER:	Gary Holtzman, Commissioner
SECONDER:	Ryan Peene, Vice Chairman
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

Resolution Memorializing Planning Board Review of Ordinance B-39Adopted

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ryan Peene, Vice Chairman
SECONDER:	Gary Holtzman, Commissioner
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

Matters Scheduled for Public Hearing

I. 711 First Street, HOP-18-5Meeting Cancelled

Block: 11, Lots 3 and 4
Zone: R-3
Applicant: Southwest Development II LLC
Summary: Major Subdivision to correct lot line between lots 3 and 4
Variations: Preexisting nonconforming undersized lot
Attorney: Robert Matule, Esquire
Surveyor: Caulfield Associates

RESULT:	MEETING CANCELLED
	Next: 6/20/2018 7:00 PM

II. 1414 Willow Ave, HOP-18-4, First Review 4.11.18Adopted

Block: 123 Lot 5,6,15
Zone: I-1
Applicant: Iris Advantedge, LLC
Summary: Minor site Plan and variance review for proposed use of 1st and 2nd floor for the Lightbridge Academy educational child care facility
Variations: Parking, Signage

Attorney: James Burke
Architect: J.A. Mihalik Architect LLC
Planner: Kenneth Ochab

RESULT:	ADOPTED [UNANIMOUS]
	Next: 7/10/2018 7:00 PM
MOVER:	Gary Holtzman, Commissioner
SECONDER:	Brandy Forbes, Commissioner
AYES:	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

III. **318 Madison Street, HOP-18-6Carried**

Block: 48, Lot 25
Zone: R-3
Applicant: BigMad LLC
Summary: Applicant proposes to demolish the existing vacant 1 story commercial and 1 and 2 story residential property and construct a 5 story (48' 6" from grade) building with one retail unit and four residential units. The hours of operation, number of employees are yet to be determined. The property is intended for rent.
Variances: 1.Section 196-16(E)4: maximum lot coverage (60% permitted; 61.88% proposed) (deviation of 47 square feet).
2.Section 196-33(A): retail business permitted in any residential zone if the block frontage contains at least two other retail businesses; subject block contains one other retail business.
3.Section 196-16(E)5(a): maximum height (40 feet above D.F.E. permitted; 43 feet above D.F.E.
Attorney: Richard S. Schkolnick
Architect: Frank Minervini
Planner: Kenneth Ochab

RESULT:	CARRIED [5 TO 3]
	Next: 7/10/2018 7:00 PM
AYES:	Forbes, Pinchevsky, Stratton, Jacobson, Cloud
NAYS:	Gary Holtzman, Ryan Peene, Frank Magaletta
ABSENT:	Mike DeFusco, Kelly OConnor, Atif Qadir

Next Meeting Date:

Adjournment

The meeting was closed at 10:00 PM

Mayor Bhalla, Councilpersons, Planning Board Commissioners, Scott Carlson Esq., Chris Nash, George Williams, Phyllis Lewis, Director Forbes, Ann Holtzman, Robert Matule Esq., James Burke Esq., Richard Schkolnick Esq., Frank Minervini, Ken Ochab

PATRICIA CARCONE

Board Secretary